

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13910
MEPA Analyst: Holly Johnson
Phone: 617-626-1023

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: 111 South Street		
Street: 111-153 South Street and 2 Harding Street		
Municipality: Somerville	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42°22' 31.28N Longitude: 75° 5' 31.48"W	
Estimated commencement date: 1/2007	Estimated completion date: 1/2008	
Approximate cost: \$40,000,000	Status of project design: 25%complete	
Proponent: Boynton Yard Lofts LLC		
Street: 561 Windsor Street, Suite A-404		
Municipality: Somerville	State: MA	Zip Code: 02143
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman, AICP, Vice President, Planning & Environmental Services		
Firm/Agency: Daylor Consulting Group, Inc	Street: Ten Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2553	Fax: 781-849-0096	E-mail: mfischman@daylor.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before? **Boynton Yards Revitalization Project**
 Yes (EOEA No. 7399) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **The Somerville Planning Board, on September 21, 2006, voted to approve the Project Proponent's Preliminary Master Plan application for the 111 South Street Planned Unit Development (PUD) project to construct 207 dwelling units in three buildings and 5,000 gsf of office and retail space. On June 22, 2006, the Somerville**

Redevelopment Authority voted to terminate the Boynton Yards Urban Renewal Plan as a minor plan change. The City of Somerville's action is pending approval by the Commonwealth's Department of Housing and Community Development.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Rare Species
- Wetlands, Waterways, & Tidelands
- Water
- Wastewater
- Transportation
- Energy
- Air
- Solid & Hazardous Waste
- ACEC
- Regulations
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> On June 22, 2006, the Somerville Redevelopment Authority voted to terminate the Boynton Yards Urban Renewal Plan as a minor plan change. The City of Somerville's action is pending approval by the Commonwealth's Department of Housing and Community Development (DHCD).
Total Site Acreage	3.44			
New acres of land altered		0		
Acres of impervious area	1.68	+0.21	1.89	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	26,978	+201,322	228,300	
Number of housing units	0	+207	207	
Maximum height (in feet)	24'	45'-9"	69'-9"	
TRANSPORTATION				
Vehicle trips per day	296	+918	1,214	
Parking spaces	160	+47	207	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,227	+31,702	33,929	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	2,025	+28,820	30,845	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Project Description

Boynton Yard Lofts, LLC, the Project Proponent, intends to redevelop two parcels of land totaling approximately 150,003 square feet for 207 multi-family residences and 5,000 gsf of commercial space in three new structures at 111-153 South Street and 2 Harding Street in the City of Somerville. Twenty-six units will be made available to persons qualified pursuant to Somerville's Inclusionary Housing Ordinance requirements. The three buildings will be six stories, two of which will have below-grade parking. A total of 207 parking spaces are proposed in garages under two of the structures and in surface and on-street parking spaces as shown on *Drawing 3* in *ATTACHMENT B*. The 5,000 gsf of office and retail space in the third building, complies with the approved PUD overlay for the project. The Project Proponent intends to demolish two existing on-site buildings, partially occupied with industrial users. One existing building at 111 South Street was built in 1997, and is a two-story commercial cinder block and concrete building comprising approximately 15,314 gross square feet. The second building, 153 South Street, built in 1998, is a one-story commercial cinder block and concrete building of approximately 11,664 gross square feet.

On September 21, 2006, the Somerville Planning Board unanimously voted to approve the Preliminary Master Plan application for the 111 South Street Planned Unit Development (PUD) project to construct 207 dwelling units in three buildings and 5,000 gsf of office and retail space, and to grant additional zoning relief.

The Proposed Site ("site") is bounded by Windsor Place to the northwest, South Street to the south, Harding Street to the east and by a private interior access road to the north and northeast. The site is comprised of two parcels. Another parcel, which will be striped for surface parking, is separated from the principal parcel by Earle Street. There is also accessory surface parking and an existing Arrow Paper Fire Memorial (to be retained) on the larger of the two parcels.

Abutting the site are various commercial and industrial uses as well as nearby residential areas, Union and Inman Squares are in close proximity and within easy walking distance. The site is also within a ¼-mile of MBTA buses connecting to the Orange, Red and Green lines as well as approximately one mile from the Sullivan Square, Central Square, Kendall Square /MIT and Lechmere MBTA subway stations.

Site History

In the late 1980's, this site and adjacent parcels in the former Boynton Yards Revitalization Area were incorporated within the state-designated Boynton Yards Urban Renewal Area ("area"). Over the past decade, the economics of the Urban Renewal area changed with a decrease in proposed industrial development and by an increased desire by the City of Somerville to develop residential uses and to integrate Smart Growth initiatives into its Master Plan, and its more recent Union Square Master Plan. The City of Somerville Mayor's Office of Strategic Planning and Community Development also undertook re-planning of the Urban Renewal area to promote a combination of residential and commercial development. The Somerville Planning Board rezoned the Urban Renewal Area to include a Planned Unit Development overlay district which would allow for introduction of residential uses that would not otherwise be allowed in the underlying Industrial A Zone.

On June 22, 2006, the Somerville Redevelopment Authority ("SRA") adopted a resolution for a minor plan change to the Boynton Yards Urban Renewal Plan: Phase 1 to change the expiration date of the Plan from May 24, 2009 to June 7, 2006. Approval of this action from the Department of Housing and Community Development is pending. Within this resolution, the SRA has stated that "most of the goals and objectives of the Plan have been achieved... (and that) the Authority has determined that the unmet objectives of the Plan are no longer achievable for this area of Somerville, that the undertakings of the Authority and its successors in title in connection with DHCD and HUD obligations have been fulfilled, and that the continuation of the obligations and conditions under the Plan is no longer relevant or applicable."

Although the overall Boynton Yards Area (which includes the ENF site) is located on a former railroad right-of-way, on November 13, 1989, EOTC as a part of its review of the City of Somerville's FEIR, indicated permission for the City to build on the abandoned railroad property per M.G.L. CH40, 54A. *(See attached memorandum from EOTC on the FEIR in Attachment F)*

Beneficial Mitigation Measures

Smart Growth – The 111 South Street project is being developed in accordance with "Smart Growth" principles. The development offers significant potential to minimize vehicular use and to promote alternative means of transportation, including transit, shared cars, biking and walking due to its location near the proposed extension of the MBTA Green Line to a new Union Square Station and potential MBTA Commuter Rail Fitchburg Service at Union Square.

Traffic – Many of the physical improvements to the local street network made to accommodate this project would result in safer roadway conditions, including installation of a delta island, a chicane with cobblestone inserts, raised crosswalks, a raised intersection, and installations of neckdowns *(see drawing referencing individual traffic mitigation measures in Attachment B)*.

Landscaping - Proposed project landscaping and open space areas exceed City of Somerville's minimum requirements. The proposed open spaces will become easily accessible as both private and public spaces. The existing Arrow Paper Fire Memorial, with a passive sitting area, will also be incorporated into the site plan.

Sewerage: The proposed design will meet the City of Somerville's Stormwater Management Policy (January 1, 2005) that requires "4 for 1" I/I (Inflow/Infiltration) removal to qualify for a building permit.

Stormwater Retention: Off-site run-off flow, both volume and velocity, will be decreased from the existing condition based on site plan and special permit plan review completed by the City of Somerville's Engineer.

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of Daylor GIS Disclaimer.



Daylor Consulting Group Inc.



Ten Forbes Road Braintree, MA 02164 TEL: 949 7070

Project Locus
 111 South Street
 Somerville, Massachusetts

10/12/06



Figure 1

Source: MassGIS, USGS